



**CITY DEVELOPMENT DEPARTMENT
CITY OF EL PASO, TEXAS
CITY REVIEW COMMITTEE MINUTES**

The City Review Commission held its public meeting in the Planning & Economic Development Department, 5th Floor, City Hall, 2 Civic Center Plaza, Paisano Conference Room, May 17, 2012 at 10:00 a.m.

The following were present:

City Review Committee Members Present:

Chair David Coronado, Planning and Economic Development, Lead Planner

Ms. Esther Guerrero, Planning and Economic Development, Planner

Mr. Danny Chavira, Building Permits & Inspections, Plans Examiner

Staff Members Present:

Mr. Mike Neligh, Building Permits and Inspections, Senior Plans Examiner

Ms. Laura Kissack, Planning and Economic Development, Senior Planner

Ms. Elizabeth Gibson, Planning and Economic Development, Planner

Member of the Public:

Dr. Richard Teschner, Rim Area Neighborhood Association

Ms. Eva King, KERE Inc.

1. Call to Order/Chair's Comments/Public Comment

Chair Coronado called the meeting to order at 10:01 a.m.

- 2. PLRG12-00007** Lot 15, Block 5, Map of Rim Road Addition, an addition to the City of El Paso, El Paso County, Texas

LOCATION: 2016 Saint Vrain

ZONE: R-3/NCO (Residential/Neighborhood Conservancy Overlay

REQUEST: Construction of a new accessory structure to be used as a garage.



Two Civic Center Plaza
El Paso, TX 79901
(915) 541-0000

Mayor

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Ms. Kissack gave a PowerPoint presentation and explained the applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 2016 Saint Vrain. The project's scope of work entails new construction, at the rear of the lot, for a 630 square foot garage. All work will be done in accordance with the Rim/University Neighborhood Plan.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** based on the following Design Standards:

2. Architectural Styles and Materials

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

QUESTIONS AND ANSWERS:

- 1. Dr. Teschner wondered if, at this present time, there was an existing garage on the property.

Ms. Kissack responded no, there is not; however, there is another accessory structure, a guest house. She then clarified the location of the proposed garage and added it would be well-hidden from view.

- 2. Dr. Teschner then asked if there would be any access into the garage from the alley.

Ms. Kissack responded it is not proposed or shown.

Ms. Guerrero noted, as part of the zoning permit review, Staff will forward the plans to Traffic-Engineering to ensure the driveway meets Code.

Mr. Chavira clarified Building Permits & Inspections Staff would not forward the plans to Traffic-Engineering; however, Building Permits & Inspections, Land Development Staff would review the plans.

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Mr. Neligh noted the area of most concern would be the entrance to the driveway. Once you're on the property you could have two strips of concrete with grass in between.

Ms. Guerrero clarified she was referring to the width.

Mr. Neligh continued yes, but there is no requirement once you get on your own property; if the property owner wants it narrow or wide. For now, the property owner is leaving it alone and just adding this piece to the back.

Ms. Kissack realized this wasn't called out in the intent of the project; however, she believes the proposed garage was for the motorcycles. The demolition of the gate and existing driveway was not part of this scope of work.

Ms. King concurred.

MOTION:

Motion made by Ms. Guerrero, seconded by Mr. Chavira **AND UNANIMOUSLY CARRIED TO APPROVE BASED ON STAFF'S RECOMMENDATION AND THAT THE PROJECT IS COMPATIBLE WITH THE DESIGN STANDARDS.**

Prior to the vote, Mr. Chavira asked if the one hour fire rating was ...

Mr. Neligh responded yes, solid cinder block on that one side, it has wood on the inside but it's using _____ block or brick actually and is providing the one hour separation so, that was okay. No windows or anything like that.

Motion passed.

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3. Approve the Minutes for the past CRC Meeting(s):
March 6, 2012

Chair Coronado asked if Committee Members had any additions/corrections/revisions.

MOTION:

Motion made by Ms. Guerrero, seconded by Mr. Chavira **AND UNANIMOUSLY CARRIED TO APPROVE THE MARCH 6, 2012 MINUTES AS SHOWN.**

ABSTAIN: Chair Coronado

4. **ADJOURNMENT**

Chair Coronado adjourned the meeting at 10:11 a.m.

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